

Planning Counter

Subject: December Newsletter

From: Robin ODo [<mailto:robinodo@yahoo.com>]

Sent: Friday, December 20, 2013 10:44 PM

To: WelbyPlan

Subject: Re: December Newsletter

Thank you for sending the newsletter and reminder request for comments. I read through the document and made some notes. I tried to site where information or questions were listed. If you have any questions or clarifications please let me know.

1. Introduction
2. Existing Conditions
 - A. History – no comments
 - B. Demographics – no comments
 - C. Housing – no comments
 - D. Education – no comments
 - E. Zoning and Land Use
 - Existing Zoning – no comments
 - Historic Zoning Trends – Page 21 – While there are recognizable trends in Welby (particularly south of 78th Avenue) toward commercial and industrial uses, there have been significant new residential developments along 78th Avenue (including Brittany Ridge, High Pointe, and new apartments/condos). This trend seems to be reflected in the designation of the area along 78th Avenue as Mixed Use Neighborhood.
 - Future Land Use –Page 23 – Much emphasis has been placed on preserving landowner rights. Mixed Use Employment in the Welby Subarea Plan should incorporate flexibility for compatible residential uses, as provided in the Comprehensive Plan: “Some existing Mixed Use Employment Areas, such as the Welby area, contain pockets of existing residential and agricultural uses. In these locations, some additional residential may be appropriate. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.” (see Comprehensive Plan adopted December 2012, Pg 98; see also Presentation dated October 15, 2013, Slide 7). Much discussion has
 - F. Property Maintenance
 - Emphasis should be placed on fair enforcement of existing codes throughout Welby. Additional codes are unnecessary if the existing codes are enforced.
 - G. Recreation
 - Trails
 - Parks – Page 27 – Access to Rotella Park from the south (i.e., 78th Avenue) should be a priority for the County.
 - Future Possible Parks, Trails & Open Space – Page 28 – The Clear Creek Trailhead needs to be addressed and is a tremendous opportunity to provide a viable trailhead (and possible park) because (a) there is already access to Hwy 224, (b) there is already an open and flat area, and (c) it is located close to existing

commercial and residential uses. The County should consider installing a streetlight at Gilpin, which would improve access to this trailhead AND access to the businesses (and possible development) to the north. Creating a new trailhead (i.e., parking lot) at Washington & Hwy 224 may be more costly than improving the Clear Creek Trailhead at Gilpin. Still, connecting the Clear Creek Trail to the crosswalks at Hwy 224 and Washington/York intersections is a necessity for safe access to the trail system.

- Future Possible Parks, Trails & Open Space – Page 31 – Signs, kiosks, and wayfinding signs throughout Welby will help create marketing opportunities and elevate pride by businesses, residents, and visitors.
- Future Possible Parks, Trails & Open Space – Page 32 – Other potential locations for community center may include the church property located at 80th & Washington (currently for sale) and Welby Montessori school on 78th Avenue (school is in need of gymnasium).

H. Transportation

I. Safety

J. Economic Conditions

- Pages 45 – Adams County Economic Development
- Page 45 – Beehive Concept

3. & 4. Strategic Plan & Implementation

A. Implementation

1. Economic Development – Pages 49, 56 – great ideas;
2. Environment – Pages 50, 57 – no comments
3. Historic & Cultural Resources – Pages 50, 57 – H-1 and H-2 should incorporate notions of a general community center where people can attend and participate in cultural and education activities, display historic and artistic exhibits, and provide a location for people to gather. One example is the Derby Resource Center in Commerce City (<http://c3gov.com/index.aspx?NID=102>) where people can participate in many events and activities, including those dedicated to helping small businesses and entrepreneurs (<http://www.commercecitysentinel.com/content/small-business-development-center-opens-derby-center>). In addition, a cultural center could help promote start-up incubators mentioned in ED1-3.
4. Infrastructure – Pages 51, 58 – Sidewalk connectivity should not be limited to only “major transportation corridors.” Rather, a great deal of walking traffic along 73rd and 74th Avenues comes from employees walking to and from work. This is a particularly dangerous situation for employees who are forced to walk along the dark, narrow roads, where commercial truck traffic is frequent. I-5 and I-6 are great ideas to promote the Welby brand, helping businesses and residents take pride in the community.
5. Public Safety – Page 51, 59 – In addition to the need for call boxes and lighting, Welby needs crosswalks at major corners of Hwy 224/York, Hwy 224/Washington, Hwy 224/Gilpin, and 78th/York. The County will also need to figure out how to connect Welby to the light rail station at 72nd Avenue. Special attention should be given to high crime areas, including Coronado Parkway and Clear Creek Trailhead.
6. Recreation, Open Space & Agriculture – Pages 52, 60 – good ideas, no comments
7. Vibrant Neighborhoods – Pages 52, 61 – good ideas, no comments
8. Other – Pages 53, 62 – You might consider creating a line item in this section to identify and invite strategic partners to participate in the implementation of the Welby Subarea Plan, unless that process could be done when completing the “Responsible Party” column. Depending on the particular project, strategic partners might include the Sheriff’s Office, FRESA, Community Enterprise, school districts, special districts, Tri-

County Health, United Neighborhoods, Adams County Economic Development, Adams County Neighborhood Services, Adams County Community Development, CDOT, Thornton, Commerce City.

On Friday, December 20, 2013 10:38 AM, WelbyPlan <WelbyPlan@adcogov.org> wrote:
Hello Welby Community Members,

Happy Holidays!

Attached please find the December newsletter, which is also posted on the Welby Subarea Plan website at www.adcogov.org/welbyplan .

Please also visit the website to read and learn more about the plan and view all of the information compiled to date including, but not limited to, community meeting summaries, presentations, maps, public comments, and past newsletters. Should you have any questions or comments, feel free to email or call me.

Thank you,

Joelle Greenland, AICP | Long Range Planner

Adams County Planning and Development Department

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